

3/6/2023

Canyon County Development Services Department
111 North 11th Ave. Suite 140
Caldwell, Idaho 83605

To whom it may concern:

I am writing this letter in regards to Case #CU2022-0043. I am a Licensed Realtor for Stetson Homes in Mandalay Ranch and I am also a current resident in the community. Stetson homes, myself & other builders are very concerned with the proposed plan of the neighboring property located at 11200 Hwy 20/26 with regards to a Dog boarding facility at their property. Being a licensed Realtor in four states, I feel this would devalue property values and also have adverse effects in this community as well as other neighboring communities. I feel a dog boarding facility would bring more smells, and elevated noise levels. There is a walking trail adjacent to the property in question which would attract the dogs to bark, as individuals wanting to access the walking trails. I would have never purchased a home in this community knowing a dog boarding facility was going to be in place.

I hope with this letter as well as other neighbors' concerns would have some level of consideration in making your decision.

Kind regards,



Dana Carr
11229 Red Mountain St.
Caldwell, Idaho 83605

RECEIVED
MAR 08 2023
RECEIVED



March 6, 2023

Canyon County Development Services Department
111 North 11th Ave. Suite 140
Caldwell, Idaho 83605

Re: Case # CU2022-0043

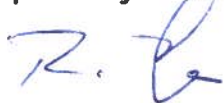
Dear Sir or Madam,

I am writing this correspondence pursuant to Case #CU2022-0043. I live in Mandalay Ranch Subdivision and on Red Mountain Street. My home is directly behind the property in question as we share an adjacent property line. My property would be the most effected in regards to a Dog Boarding facility because of the proximity of the two properties in question. As a result I oppose any and all requests for Dog Boarding and Dog Breeding with respect to this case. I work from home and reside in the home full time. Therefore, I as well as my work would be negatively impacted by the approval of this request. The more dogs the more dogs bark. Which in turn would persist especially if new dogs are being brought in and out as dogs establish dominance over other dogs in the kennel. This would create a constant nuisance for the surrounding neighbors. Which would have a profound negative effect on our peace and tranquility. Not to mention the smell and view of the kennels. I have taken the liberty of attaching some pictures of the close proximity of the current and planned development around the property in question.

The homes in Mandalay Ranch and in particular the homes on Red Mountain Street are custom homes that have sold from \$600,000.00 to \$750,000.00. We as neighbors have a lot of money invested within the community. This request would inconvenience everyone except the one person who has made the request. This would also have an adverse effect on property values. Which in turn could have a negative effect on the property taxes that are collected.

I will remain hopeful that this correspondence is considered before any adjudication is taken. Perhaps a visit to the developments should also be considered. Thank-you for your attention to this matter.

Respectfully Submitted,



Mr. Robert J. Carr
11229 Red Mountain St.
Caldwell, Idaho 83605
435-218-1111

RECEIVED

▶ MAR 08 2023 ◀

RECEI Exhibit 5b



my
Home







New
development
in back



property
line

New Development



New Development



New
Homes
K

Trail



subject
home
↓






trail



Mandalay
Ranch



A photograph of a white vinyl fence running diagonally across the frame. Behind the fence are several large, leafless trees and a house. The sky is blue with white clouds. Handwritten in blue ink on the left side of the fence is the text 'Property line'. On the right side, the text 'future homes' is written above a hand-drawn arrow pointing towards a distant area where new houses are being built.


Property line

future
homes





Subject Home
wanting
board up

A photograph of a construction site. In the foreground, there is a concrete curb and a patch of dry, brown grass. Behind this is a large area of cleared land, mostly bare earth with some sparse vegetation. A chain-link fence runs across the middle ground. In the background, there are some trees and utility poles under a blue sky with scattered white clouds. A handwritten blue note is superimposed on the upper right portion of the image.

← Property line New homes here